



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

September 15, 2014

Revised letter  
(Included exhibits)

Claudia M. Humphrey  
Health Design Group, Incorporated  
3 Bethesda Metro Center #140  
Bethesda, MD 20814

Re: Special Exception Application SE 2014-SP-011

Dear Ms. Humphrey:

At a regular meeting of the Board of Supervisors held on July 29, 2014, the Board approved Special Exception Application SE 2014-SP-011 in the name of Starbucks Coffee Company. The subject property is located at 12001 Lee Jackson Memorial Highway, on 4.29 acres of land, zoned C-7 and HC in the Springfield District [Tax Map 46-3 ((8)) 16A]. The Board's action permits a fast food restaurant and drive-thru, pursuant to Sections 4-704 and 7-607 of the Fairfax County Zoning, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s), and/or use(s) indicated on the Special Exception Plat, as qualified by these development conditions.
3. This Special Exception is subject to the provision of Article 17, Site Plans as may be determined by the Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Fair Oaks Mall Site Plan-Special Exception", consisting of one sheet and prepared by Soos & Associates, Inc., which is dated December 12, 2013 and revised through June 5, 2014, and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of this Special Exception Permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Any signage associated with the use shall be located outside of the structural root zone of the trees. The structural root zone is defined as a radius of three (3) feet from the base of the tree for each foot of trunk diameter measured at 4.5 feet above existing grade.
6. Where roots one inch or greater in diameter are encountered during any excavation, they shall be cut cleanly at the limits of the excavation. Cuts shall be made using a handsaw or lopping shears.
7. Prior to obtaining the Non-Residential Use Permit, the applicant shall make the noted changes to the pedestrian crosswalk striping and curb extensions on-site as shown in the Pedestrian Striping Plan (Exhibit A).
8. As a temporary measure, while the existing building is being renovated, the applicant may operate and store up to two food trailers on-site that are consistent with Exhibit B. Prior to the issuance of a Non-Residential Use Permit, the applicant shall remove all trailers.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 9-601 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 30 months after the date of approval unless the use has been established as outlined above. The Board of Supervisors may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**The Board also:**

- Waived the site plan requirement, as there is less than 250 square feet of site disturbance proposed with this application

- Reaffirmed a modification of transitional screening in favor of the existing vegetation on site

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine A. Chianese". The signature is fluid and cursive, with a horizontal line above it.

Catherine A. Chianese  
Clerk to the Board of Supervisors

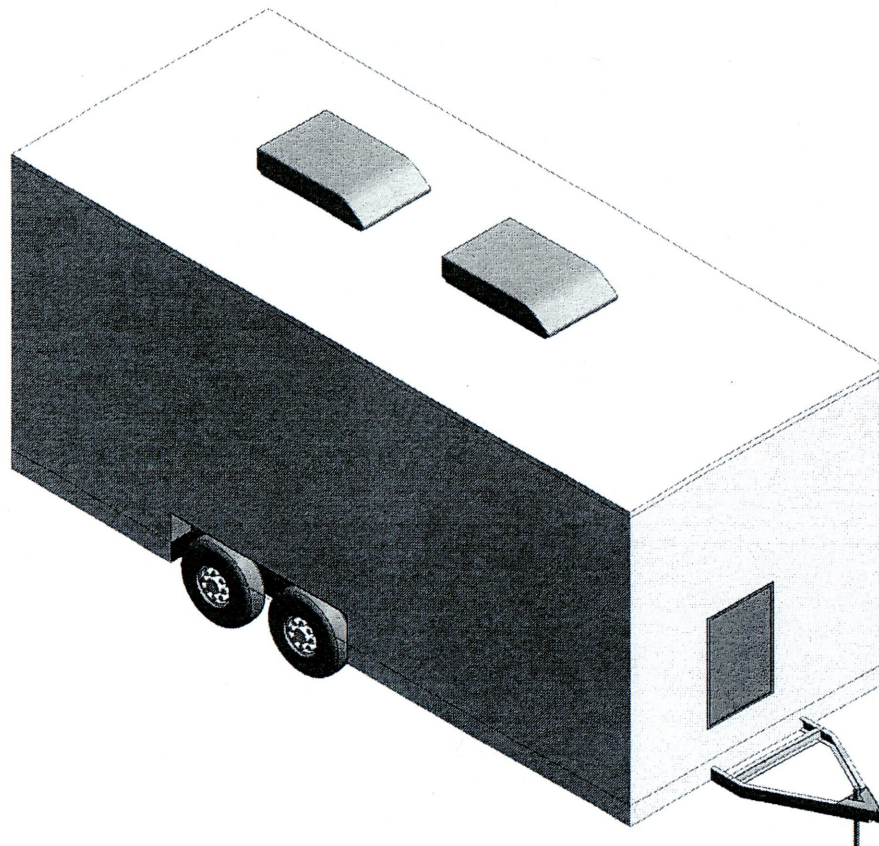
cc: Chairman Sharon Bulova  
Supervisor Pat Herrity, Springfield District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation







# STARBUCKS BOH - ROBUST 20' TRAILER



Drawing Index				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date	Current Revision Description
GENERAL				
G1.1	Cover Sheet	10/16/12		
ARCHITECTURAL				
A-1.1	Floor Plan, Equip. List, & Schedules	10/16/12		
A-1.2	Curbside Elevation	10/16/12		
A-1.3	Roadside Elevation	10/16/12		
A-1.4	Front Elevation	10/16/12		
A-1.5	Rear Elevation	10/16/12		
A-3.1	Roof Plan	10/16/12		
A-3.2	Curbside Exterior Elevation	10/16/12		
A-3.3	Roadside Exterior Elevation	10/16/12		
A-3.4	Front Exterior Elevation	10/16/12		
A-3.5	Rear Exterior Elevation	10/16/12		
A-4.1	Utilities Plan	10/16/12		
Electrical				
E-1.1	AC Panel Schedule	10/16/12		
E-1.2	Electrical Floor Plan	10/16/12		
E-1.3	Electrical Curbside Elevation	10/16/12		
E-1.4	Electrical Roadside Elevation	10/16/12		
E-1.5	Electrical Front Elevation	10/16/12		
E-1.6	Electrical Rear Elevation	10/16/12		
PLUMBING				
P-1.1	Fresh Water Plumbing Schematic	10/16/12		
P-2.1	Waste Water Plumbing Schematic	10/16/12		

APPLICABLE CODES		
STATE: CALIFORNIA		
CODE USED	EDITION	ADDITIONAL NOTES
Uniform Building Code	1997	
Uniform Plumbing Code	2008	
Uniform Mechanical Code	2008	
National Electrical Code	2008	
CA Health and Safety Code	Section 19029	
California Code of Regulations	Title 24, Article 1.5	
CA HES	Chapter 4, Part 7, Div 104	

## APPENDIX 9

**CARLIN**  
Manufacturing, LLC

466 WEST FALLBROOK AVE.  
SUITE 106  
FRESNO, CA 93711  
555-276-0123  
WWW.CARLINMFG.COM

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©2011 Starbucks Coffee Company

Starbucks Coffee  
Company  
2401 Utah Avenue South  
Seattle, Washington 98134  
(206) 316-1575

Mark Date Description

Quote Number: STARBUCKS BOH - ROBUST	Unit Number: WB18
11x17 Scale: 0" = 0 3/8" 22x34 Scale: 0" = 0 3/4"	
DWN by: JBB	Date: 10/16/12
CHK'd by: JBB	Date: -
Approved by: JBB	Date: -
Cover Sheet	
Sheet <b>G1.1</b>	

# APPENDIX 9

**CARLIN**  
Manufacturing, LLC

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©2011 Starbucks Coffee Company

Starbucks Coffee  
Company  
2401 Utah Avenue South  
Seattle, Washington 98134  
(206) 318-1575

Mark Date Description

Quote Number:  
STARBUCKS BOH -  
ROBUST

Unit Number:  
V818

11x17 Scale: 1" = 0' 3/8"  
22x34 Scale: 1" = 0' 3/4"

DWN by: MSM Date: 10/16/12

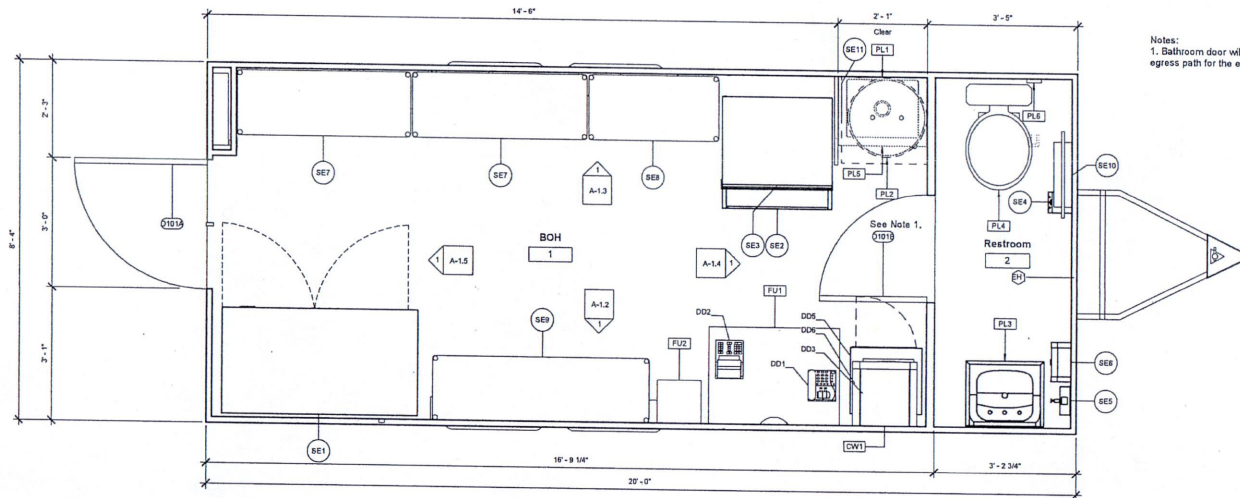
Chk'd by: JBB Date: -

Approved by: - Date: -

Floor Plan, Equip. List, &  
Schedules

Sheet

A-1.1



Notes:  
1. Bathroom door will not be lockable due to the egress path for the emergency door.

1  
A-1.1  
A1.1 Floor Plan  
3/4" = 1'-0"

Room Schedule					
Number	Name	Occupancy	Floor Finish	Base Finish	Wall Finish
1	BOH	3 Persons	Commercial Vinyl-Welded Seams	Integral Cove Base extend 6" AFF.	.050 White Aluminum
2	Restroom	0 Persons	Commercial Vinyl-Welded Seams	Integral Cove Base extend 6" AFF.	.050 White Aluminum

Furniture Schedule		
Type Mark	Description	Comments
FU1	Desk - Managers Workstation - 36x30x30in	White Melamine
FU2	5 Tier Lockers	Black Finish

Door Schedule				
Mark	Width	Height	Finish	Thickness
D101A	3'-0"	6'-8"	Paint	1 1/2"
D101B	2'-6"	6'-8"	Paint	1 1/2"

Escape Hatch Schedule		
Type Mark	Width	Height
EH1	2'-0"	3'-0"

Specialty Equipment Schedule					
Type Mark	Manufacturer	Model	Description	Responsibility	Count
SE1	True Manufacturing	T-49	2-Door Reach-In Refrigerator	Carlin	1
SE2	Ice-O-Matic	B55	Ice Bin	Carlin	1
SE3	Ice-O-Matic	ICE1007FA	Ice Machine - Air Cooled Side Vent	Carlin	1
SE4			Restroom Toilet Paper Holder	Carlin	1
SE5			Soap Dispenser Wall Mounted	Carlin	1
SE6			Paper Towel Dispenser Full Size - Translucent Grey	Carlin	1
SE7	Advance Tabco	18x48 4 Tier Shelf		Carlin	1
SE8	Advance Tabco	18x36 4 Tier Shelf		Carlin	1
SE9	Advance Tabco	18x60 4 Tier Shelf		Carlin	1
SE10	Pentair	Water Filter For Temp Cafe Trailer (Optional)		Carlin	1
SE11		Water Heater Shelf		Carlin	1

Data Device Schedule			
Type Mark	Description	Responsibility	Type
DD1	Phone 2 Line	SB	Standard
DD2	Money Counter	SB	Standard
DD3	Computer Manager Workstation	Carlin	Standard
DD4	Printer Manager Workstation	SB	Standard
DD5	Safe - LH - 20x18x26in	SB	Standard
DD6	Safe - Base	SB	Standard

Plumbing Fixture Schedule			
Type Mark	Manufacturer	Model	Description
PL1			Faucet - Mop Sink Wall Mounted
PL2	Lochinvar	LSJ030MM	Water Heater
PL3			Sink - Restroom Wall Mounted
PL4			Water Closet
PL5			Mop Sink
PL6			Waste Level Indicator

Casework Schedule		
Mark	Description	Responsibility
CW1	Wall Mounted IT Rack	Carlin



## EQUIPMENT SCHEDULE:

(CS) = CLIENT SUPPLIED (VD) = VENDOR DIRECT

ITEM	DESCRIPTION	BY	MANUFACTURER	UL	NSF	ITEM	DESCRIPTION	BY	MANUFACTURER	UL	NSF
1	WATER HEATER	CARLIN	RHEEM	X		18	BLENDER	CS	VITAMIX	X	X
2	3-COMPARTMENT SINK W/ SPLASH GUARDS BOTH SIDES	VD	SSP		X	19	ELECTRICAL PANEL	CARLIN			
3	FIRE EXTINGUISHER TYPE ABC	CARLIN				20	STAINLESS STEEL EXTERIOR CONDIMENT SHELF (REMOVABLE)	CARLIN			
4	DROP-IN HAND SINK W/ SOAP & TOWEL DISPENSER & LH SPLASH GUARD	CARLIN	SSP		X	21	AWNING	CARLIN			
5	36" ENTRY DOOR W/ FISHEYE AND DOOR CLOSER	CARLIN				22	EMERGENCY EXIT	CARLIN			
6	STEPS	CARLIN				23	CUP DISPENSERS	VD	DISPENSE-RITE		X
7	COFFEE GRINDER	CS	DITTING	X	X	24	EXTERIOR LED SCENE LIGHT	CARLIN			
8	CASH REGISTER W/ CASH DRAWERS	CS	IBM			25	DISPLAY CASE (OPTIONAL)	CS			
9	IN-JUSE SINK	VD	SSP		X	26	CHROME WIRE OVERHEAD SHELF - 48" x 18"	CARLIN	NEXEL		X
10	STAINLESS STEEL TABLE	CARLIN	JOHN BOOS		X	27	ADA ASSISTANCE BUZZER	CARLIN			
11	SERVING WINDOW	CARLIN				28	AC UNIT	CARLIN			
12	FIXED WINDOW	CARLIN				29	STAINLESS STEEL TABLE W/ UNDERSHELF	CARLIN	JOHN BOOS		X
13	DUAL COFFEE BREWER	CS	BUNN	X	X	30	FIRST AID KIT	CARLIN			
14	WARMER FOR SATELLITE BREWERS	CS	BUNN	X		31	TRASH CAN	CS			
15	ESPRESSO MACHINE	CS	MASTRENA	X	X	32	CHROME WIRE OVERHEAD SHELF - 24" x 18"	CARLIN	NEXEL		X
16	1-DOOR UNDERCOUNTER REFRIGERATOR	VD	BEVAIR	X		33	CASH LOCK BOX	VD	AMERICAN SECURITY		
17	ICE BIN	VD	SSP		X						

## FINISH SCHEDULE

FLOOR	CEILING
COMMERCIAL VINYL - WELDED SEAMS - COVE 6" UP WALL	WHITE ALUMINUM .040"
WALLS	WHITE ALUMINUM .050"
COUNTERS	STAINLESS STEEL 16 GA., TYPE 304, FINISH #4, HORIZONTAL GRAIN
WALL SHELVING	CHROME PLATED WIRE

**CARLIN**  
Manufacturing, LLC

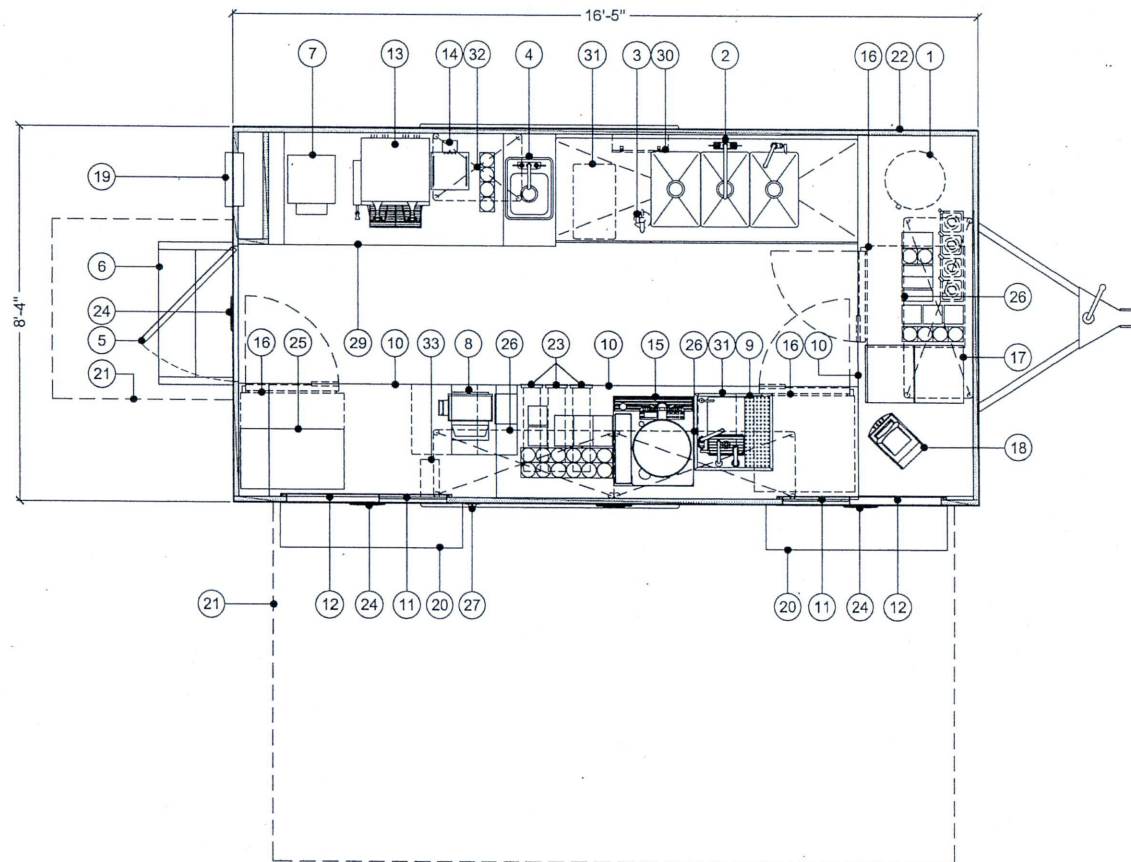
466 WEST FALLBROOK AVE.  
SUITE 106  
FRESNO, CA 93711  
559-276-0123  
www.carlinmfg.com  
www.k-t-g.com

**KITCHENS TO GO**

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STARBUCKS  
TEMP CAFE  
16' TRAILER



MARK DATE DESCRIPTION

DELTA 4

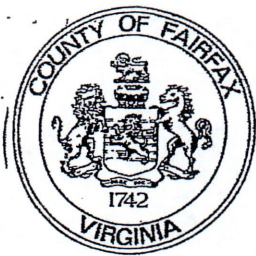
QUOTE NUMBER S11-074	UNIT NUMBER
11x17 SCALE: 3/8" = 1'-0"	
22x34 SCALE: 3/4" = 1'-0"	
Dwn by: MSM	Date: 11-14-11
Chk'd by:	Date:
Approved by:	Date:

FLOOR PLAN  
AND EQUIPMENT LIST

Sheet

A-1.1





COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: SE 2014-SP-011

(Staff will assign)

RECEIVED  
Department of Planning & Zoning

MAR 06 2014

Zoning Evaluation Division

### APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME <u>STARBUCKS COFFEE COMPANY</u>
	MAILING ADDRESS <u>2401 UTAH AVE S. NS-SDP: S-SD10 SEATTLE, WASHINGTON</u>
	PHONE HOME ( ) <u>98134</u>
	PHONE MOBILE ( ) <u>206 3181575</u>
PROPERTY INFORMATION	PROPERTY ADDRESS <u>12001 LEE JACKSON MEMORIAL HWY, FAIRFAX, VA</u>
	TAX MAP NO. <u>04163 08 0016A</u>
	SIZE (ACRES/SQ FT) <u>4.29 ACRES / 186,812 SF</u>
	ZONING DISTRICT <u>C-7, H-C OVERLAY</u>
	MAGISTERIAL DISTRICT <u>SPRINGFIELD</u>
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION: <u>9-601</u>
	PROPOSED USE <u>FAST FOOD RESTAURANT W/ DRIVE-THRU</u>
	ZONING ORDINANCE SECTION <u>9-601</u>
AGENT/CONTACT INFORMATION	NAME <u>BRIAN LAUG</u>
	MAILING ADDRESS <u>516 N. CHARLES ST. #500 BALTIMORE, MD 21201</u>
	PHONE NUMBER HOME <u>410-752-2700</u>
	PHONE NUMBER MOBILE
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p><u>BRIAN LAUG</u> TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p><u>[Signature]</u> SIGNATURE OF APPLICANT/AGENT</p>	

DO NOT WRITE IN THIS SPACE

Date application accepted: March 21, 2014

Application Fee Paid: \$ 16,375.00

Virginia Ruffin

SE 2013-0356

MR  
3/21/14



# SE 2014-SP-011

## Zoning Application Closeout Summary Report

Printed: 8/27/2014

### General Information

APPLICANT: STARBUCKS COFFEE COMPANY  
DECISION DATE: 07/29/2014  
CRD: NO  
HEARING BODY: BOS  
ACTION: APPROVE  
STAFF COORDINATOR: CASEY GRESHAM  
SUPERVISOR DISTRICT: SPRINGFIELD

#### DECISION SUMMARY:

ON JULY 29, 2014, THE BOARD UNANIMOUSLY APPROVED SE 2014-SP-011 ON A MOTION BY SUPERVISOR HERRITY SUBJECT TO DEVELOPMENT CONDITIONS DATED JULY 10, 2014.

#### APPLICATION DESCRIPTION:

FAST FOOD RESTAURANT DRIVE-THRU

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				C- 7	4.29 ACRES

### Tax Map Numbers

0463 ((08)) ( )0016 A

### Approved Land Uses

Zoning District: C- 7

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
FAST/FD/RE					87,595	0.47	4.29 ACRES
NO-NEW-GFA							
REMAIN-EX							
TOTALS					87,595	0.47	4.29

### Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS  
MODIFY TRANSITIONAL SCREENING REQUIREMENT

8/27/2014

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**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 07-10-2014

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<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	NON-RUP	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	N/A	0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS / BRIDGES / SIGNAL)	01-01-0001	0	NON-RUP	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001

8/27/2014